# ATTACHMENTS

## PROPOSED PROJECT WORK PLAN

*Project Work Plan*

*The Work Plan presented below is for the compressed project approach and schedule. The Project Work Plan is based upon discussion with the DPW Project Manager, indicating a desire to start construction no later than next spring. The Work Plan is a condensed, fast track approach. The fast track schedule endeavors to get construction elements underway as expeditiously as possible, including some early bid packages this calendar year.*

PHASE 0: PROJECT INITIATION/ COORDINATION
Duration: 2 weeks initially, continuing through project duration

An essential element in every project is building good client communications. This "Phase" extracts the progress meeting, client coordination aspects out from the other mainline tasks in the Work Plan.

0.1 Project Initiation: During this task the **Project Manager's Notebook** providing a detailed Work Plan will be compiled and submitted for approval, defining all work products and schedule dates for the project. The scope and level of effort committed here will be the basis for contract agreement with Erie County.

0.2 Project Management Meetings: The Project Manager and the Core Team will meet with the Project Review Committee a minimum of every two weeks to present its progress on the project and to solicit decisions/ required direction. An essential aspect will be presentation of information to facilitate decisions by key client/program manager personnel.

0.3 User Group Meetings/Workshops: After getting the project on the right track and establishing on-going working relationships for decision-making, the remaining element in good communications is establishing a series of meetings with user group representatives of all interested agencies to understand their needs in detail, elicit their participation in proposed solutions, and demonstrate results within the project scope limitations.

1: PROGRAM REFINEMENT PHASE Duration: 4 Weeks

The objective of this phase is to take the initial information available from the County on this project, absorb the basic intent, generate additional site and operational program information, explore development options, refine the project scope, and produce a comprehensive **Project Plan** that will serve as the blueprint for project implementation. This will be done in concert with the client/user group representatives.

1.1 Phase Initiation: The companion piece to good client communications is building good design team communications. The **Project Manager's Notebook** will be shared will all team members and updated as new information is available. Regular team meetings will be held on alternate weeks from the Project Management Meetings with the client. 1 week initially, continuing for the balance of the project.

1.2 Site Investigation: DMJM/Mesch knows that the proposed site will require sensitivity to environmental conditions, potential building configurations, and maintaining existing secure detention facility operation. Starting with the information provided by the County, we will take whatever mitigation measures are required into account in the physical design process. Additional information on site topography, subsurface conditions, site utilities, boundaries, easements, and the like will be added as required under this general task. A particular focus will be the need to generate “temporary” site utility connections in advance of main project construction to maintain the two secure housing unit buildings and

the administration building for main project construction. A **Site Investigation Report** will be produced as required, along with Site Survey information, updated as required during the balance of the design process. 2 weeks

1.3 Existing Conditions Evaluation: This task examines existing on-site physical and operational conditions of the existing secure/administration facilities to determine two things- one, what will be needed (operationally and physically) to maintain on-going secure detention activity on-site during the proposed construction, and two, to examine current policies and procedures in terms of future operation and its implications on planning. An **Existing Conditions Report** will be produced and added to the Project Manager's Notebook for use by all team members. 2 weeks

1.4 Code/Regulatory/Development Review: All pertinent code requirements and design constraints will be identified at the outset of the project to guide all subsequent work. The intent is to work within existing code requirements, without seeking variances, unless there is no other possible solution. A focus of this effort will be the identification of any and all agencies that will have involvement in the project review process to define their requirements before work is begun in earnest. A key element will be establishing a project relationship early with the New York State Department of Children and Family Services to arrange regular, positive review contributions which will lead to an operationally reliable and "approvable" design solution. 2 weeks

1.5 Program Verification: The existing facility program produced by the EI Team (dated June 8, 2000) needs to be thoroughly understood, reviewed in terms of present conditions, and molded into an operational concept that will guide all physical planning. This will be accomplished through a series of workshop discussions with client/user group representatives. 2 weeks

1.6 Cost Control Model/Schedule: From the outset of the project, cost control must be an integral part of all decisions and physical design. The DMJM/Mesch Team will assist the Construction Manager in the development of a **Cost Model**, assigning detailed budget costs for all systems and elements, based upon historical data modified for the project configuration. This information will then be married to a project schedule, which also impacts cost. During design, if a decision on one system element exceeds the targeted budget, it will then be a team responsibility to make up the difference elsewhere. This imposes a fairly rigid decision framework on the design team; however, this level of discipline in concert with the County will be required to prevent budget and scope creep. 2 weeks

1.7 Additional Program Information: Along with the Cost Model, additional facility program detail will be generated through client/user group work sessions to describe design characteristics on a space-by-space basis (e.g. security envelope, finishes, special features). This activity reinforces the importance of generating good project "detail" as early in the process as possible to provide better cost impact assessment information. Additional program information will also include setting target staffing levels for all functional components of the project. As design progresses, design solutions will be required to meet target staffing requirements in order to foster good operational efficiency. 1 week

1.8 Conceptual Design Options: In a sense, this is where the rubber meets the road. Our point of beginning is to determine the most effective operational concept possible for the County by examining the range of operational scenarios possible. In terms of physical manifestation, site development options will provide needed information on opportunities, constraints for the overall project configuration. Finally, the first two elements need to be considered in terms of the building options available that support and confirm the desired operational configuration on the site, taking into consideration the phased development that will be required. A series of options will be developed for each of these elements and presented to the Project Review Committee. Through objective evaluation, a consensus direction will be established and a **Conceptual Design Options/Evaluation Report** compiled to document the direction taken. 1 week

1.9 Facility Tours: In conjunction with adoption of the primary operational construct for the proposed facility in Task 1.8 above, we believe it is important for key decision makers to see first-hand what such space actually feels like. The DMJM/Mesch Justice Team will identify notable built projects that exhibit key features and accompany County representatives to get a first hand look at successful design solutions, systems technologies, operational efficiencies, and level of finishes in completed projects. As an editorial note, there are relatively few new secure juvenile detention facilities in New York State, and to date none of them are ACA accredited. This is a situation that DMJM/ Mesch would intend to change. 1 week

1.10 Construction Technology Assessment: In order to properly circumscribe the scope of the project in the Project Plan, pre-cast modular cells and other construction technology approaches will be considered, evaluated, and decided upon at this point in time. Options will be clearly defined, evaluated in concert with the County and Construction Manager, and the rationale for the direction taken documented in a brief **Construction Technology Options/Evaluation Report**. 1 week

1.11 Client Review & Approval: With the aggressive schedule required for the project, it is not possible to provide an extended period of time for client review and approval. However, we believe a one week period will be sufficient, since regular meetings with the client will ensure that there are no surprises in work products submitted for formal review/approval. 1 week

1.12 **Final Program** (Operation/Site/Building): Building on the prior efforts of this phase, the scope of the project will be refined and described in a single document presented as the **Final Program**. The Final Program will be comprehensive, including operational, site development, and building performance criteria. 1 week

1.13 **Pre-Design Report**: By adding the target project cost, schedule, and construction technology elements developed in this phase to the Final Program document, the County will have all the information required to lay out all the project requirements for adoption as the "**Project Plan**". In adopting the Project Plan, the parameters will be firmly established for all parties to execute the work accordingly. 1 week

2: SCHEMATIC/DESIGN DEVELOPMENT PHASE Duration: 10 Weeks

The objective of this phase is to take the operational, site development, and building design concepts determined in the previous phase and to begin the process of turning this into physical design solutions, integrating all applicable systems and design elements into an overall approach.

2.1 Phase Initiation: This provides a comprehensive review of all project direction to date and the mandatory elements to be addressed in this phase. Regular meetings with the Project Review Committee, Construction Manager, and within the DMJM/Mesch Justice team will continue on alternating weeks. Additional information on project direction will be distributed to the team as it is generated. Project direction at this point will include fast track assignments for development of early bid packages. 1 week

2.2 Preliminary Design Options: Within the context adopted for the conceptual design approach, the effort in this phase to define the location and distribution all of building systems and to finalize materials, equipment, and systems poses additional decisions to be made (e.g. details of room furnishings, location of security envelopes, control devices for systems and the like). Refinement of each area requires attention to the details of design. The DMJM/Mesch Justice Team will list options available to the client, make recommendations, and compile client decisions in a brief Design Development Options/ Evaluation Report. 2 weeks

2.3 Construction Technology Review: While basic direction was set in Phase 1: Program Refinement, substantial flexibility still remains in how construction is to be staged

and accomplished. Working with the client and Construction Manager, we will explore specific construction technology means and methods beneficial to the project and adjust the design approach accordingly, including delineation of the early packages required for effective scheduling of construction. The **Construction Technology Options/Evaluation Report** will be updated to incorporate the final decisions. 1 week

2.4 Value Engineering Sessions: As another opportunity to frame decisions to maintain the project budget and schedule, a value engineering session by the entire project team will be conducted. This task will focus on "stepping back" from the project and examining basic assumptions on systems, means and materials to identify potential long-term strategic changes for the benefit of the project, with a special focus on energy efficiency and use of materials. This process will be documented in a brief summary **Value Engineering Report**. 1 week

2.5 Preliminary Design Presentation: A presentation of progress on all design and systems elements will be made to the Project Review Committee (and others as required) for mid-phase understanding and confirmation of direction. 1 week

2.6 Schematic Design Documents: Preliminary plans and building sections will be generated to illustrate the evolving design concepts and to "work out" how all of the various building systems fit together within the physical building envelope. System narratives will be written to describe the basic materials, equipment, and distribution for each building system (structural, mechanical, electrical, fire safety, security communications, food service, and the like). 3.5 weeks

2.7 Cost Control Model/Schedule Update: While the Cost Control/Schedule Model will be maintained on a continuous basis by the Construction Manager, this task provides an opportunity to document evolution of additional detail consistent with project objectives. It also provides a formal report on this element for client review and approval. It is in this task that we reconcile the current project scope to the original budget assumptions, with justification for any deviations (plus or minus). 1 week

2.8 Client Review & Approval: Formal review and approval of work products generated in this phase will occur at this point in time, providing direction as required for the next phase. 1 week

3.4 Construction Packaging/Phasing: Working with Construction Manager, a project scoping and scheduling session will be conducted to finalize the optimal packaging and phasing of all construction for the project. While one obvious focus is the early packages required (to finalize scope for asbestos abatement, demolition, temporary utilities, foundations, and modular cell packages), the number and scope of all main line construction contracts will also be resolved at this time. 1 week

3.5 Cost Control Model/Schedule Update: The Cost Control/Schedule Model will be formally updated by the Construction Manager, preparatory to the detailed cost estimate required later in this phase. 1 week

3.6 3D Model/Simulations: Advanced design tools will be used to "construct" a virtual walk-through of key areas of the proposed facility components, based upon the design concepts being pursued. These will be used to take client/user agency representatives on a "facility tour" prior to committing to a final direction. 1 week

3.7 Design Development Documents: DD drawings will be generated with an increasing level of detail to set critical dimensions, begin door and finish schedules, make specific equipment selections, select finish materials and color schemes, and the like, to generally increase the capability of doing quantity take-offs related to the cost estimate. Sketch details will be developed to ensure the various building elements and systems fit together effectively. 4.5 weeks

3.8 Early Bid Packages: Bid documents (plans and specifications) will be fast-tracked for the work to be accomplished through Early Packages. In addition to the demolition and

environmental remediation/site preparation, we would also anticipate an early package for long lead purchase items (major equipment and security/detention equipment). Early bid packages will have an in-house peer review and Construction Manager review, prior to release for bidding, as part of our customary Total Quality Management program. 4 weeks

3.9 Cost Estimate: A detailed cost estimate will be prepared by the Construction Manager, based upon prior work in defining system/building parameter costs and updating this as design decisions occur. 1 week

3.10 Client Review & Approval: Formal review and approval of work products generated in this phase will occur at this point in time, providing direction as required for the next phase. 2 weeks

4: CONSTRUCTION DOCUMENT PHASE Duration: 8 Weeks

The objective of this phase is to produce a comprehensive, coordinated set of contract documents (plans and specifications) for use in bidding and construction.

4.1 Phase Initiation: This provides a comprehensive review of all project direction to date and the mandatory elements to be addressed in this phase. 1 day

4.2 Final Design Options: At this point, most major decisions on the project have been made. For the remaining items (e.g. simplification of materials, architectural detailing of windows, and the like) we will generate a list of options and recommendations, and document the direction given in a brief summary report. 1 week

4.3 Value Engineering Session: While this VE session revisits some basic decisions on the project to confirm their validity, this task generates the opportunity to identify cost-effective add and deduct alternates which will improve the flexibility for the Bid & Award Phase. Ideas, discussion, and decisions will be summarized in a brief **Value Engineering Report**. 1 week

4.4 50% Contract Documents: This task is the mainline effort to produce final contract documents (plans and specifications) detailing the project by bid package and discipline, where the information for each discipline is coordinated to form a cohesive description of the project construction requirements. The 50% completion of this effort delineates a major milestone where progress is reviewed and adjustments are made as required. 5 weeks

4.5 On Board Review: Client/agency representatives will be invited to participate in a full team review of the final documents in process. As part of our Quality Assurance Program, a peer group of architectural/engineering personnel from other DMJM Offices will use our TQM Program to provide the structure for on-board review. This task will generate a "hit list" of specific items to be addressed and added to the documents. 1 week

4.6 100% Contract Documents: This task completes production of the final contract document sets for each construction package in the overall project. A majority of the work at this stage is refining the details of how each discipline melds with the others to form a coherent package. 4.5 weeks

4.7 Final Code/TQM Review: A final review will be performed on the 100% Contract Documents, focusing on providing all required information and cross-referencing/coordinating the various packages and disciplines. The Construction Manager will facilitate the approval and permit review process with the appropriate agencies having jurisdiction, prior to finalization of documents. 1 week +

4.8 Cost Estimate: A detailed cost estimate will be prepared by the Construction Manager, based upon the Construction Documents with quantity take-off information. This effort will produce the pre-bid construction cost estimate. 1 week

4.9 Client Review & Approval: Formal review and approval of work products generated in this phase will occur at this point in time, providing release for bid and award of the construction contracts. 1 week

5: BID & AWARD PHASE DURATION: 3/4 Weeks

The objective of this phase is to ensure that all parties interested in bidding the project receive bid sets in a timely manner, that any questions they have are fairly answered for all bidders, and that the A/E team assist Erie County in awarding contracts. This phase also involves a final update to the Cost/Schedule Model used during design.

5.1 Bid Packages/Information Coordination: This task involves preparation of Bid Sets, duplication, and distribution to interested parties. Once information has been released to bidders, the DMJM/Mesch Justice team will record and respond to questions and requests for clarification, coordinating any additional information issued with the County. 3 weeks

5.2 Bid/or Equal Evaluation: DMJM will assist Erie County in evaluating bids received on the project, particularly in terms of the adequacy of proposed substitutions and the efficacy of add- and/or deduct- alternates. 1 week

5.3 Contract Award Recommendations: When results have all been tabulated, DMJM will participate and assist the PM in making recommendations to the County for the award of contracts. 1 week

5.4 Cost Control Model/Schedule Update: A final update to the Cost/Schedule Model used during design will be produced, which will provide an information base for generation of a detailed construction schedule in the next phase. 1 week

6: CONTRACT ADMINISTRATION PHASE Duration: 52 Weeks

The objective of this phase is to provide ongoing involvement of the A/E team and Construction Manager in the implementation process through regular on-site progress review inspections and meetings, clarification of information for contractors, processing/reviewing shop drawings, and the like.

6.1 Project Initiation/Progress Meetings: While the Construction Manager will have primary responsibility for the schedule and progress during the construction phase, DMJM/Mesch will be a full partner in project implementation and participate in regular meetings. weekly

6.2 Partnering Sessions: DMJM/Mesch will work with the Construction Manager and all contractors to generate the "right attitude" of cooperation and professional working relationships on the project. 1 day

6.3 On-Site Construction Review: Regular on-site construction progress review meetings will be conducted by the Construction Manager, at least weekly. The Project Manager will attend regularly, along with other team members, to ensure that all trades and work is being performed in accordance with contract documents. weekly

6.4 Contractor Progress Payment Certification: As work is completed, DMJM/Mesch will assist the Construction Manager in determining the extent of project completion by package and by contractor, to authorize appropriate payment amounts. monthly

6.5 Information Requests: Consistent with the Contract Documents and in concert with the Construction Manager, DMJM/Mesch will review incoming Requests for Information (RFIs), providing a coordinated, timely response to questions raised by contractors. Additional sketches, details, and clarification information will be provided as required by the Construction Contract. As required

6.6 Shop Drawing Processing: Consistent with the process developed in concert with the Construction Manager and Contractors, DMJM/Mesch will log and process all incoming Shop Drawings, reviewing them for compliance with contract documents. Evaluation of proposed alternates in accordance with the construction contracts will also be performed, and an Action Log maintained in terms of approvals, conditional approvals, and resubmissions required. As required

6.7 Operations Manuals: As major equipment and systems are installed, DMJM/Mesch will review Operations Manuals for the County's plant maintenance staff. DMJM/Mesch will also assist the using agency in developing Facility Operations Manuals for each functional component area. 16 weeks

6.8 Training Sessions: For plant maintenance and security staff, DMJM/Mesch team members will participate in Contractor training sessions to familiarize key staff with the reality of their new facility. 4 weeks

6.9 Punch List: As substantial completion nears, the DMJM/Mesch team will perform a comprehensive on-site review to determine all outstanding items that remain to be completed. This will be compiled in a data base by bid package, contractor, and building/area. 4 weeks

6.10 Final Close-Out: Through on-site inspection, the DMJM/Mesch team will work with the Construction Manager to verify that all of the remaining scope of work is completed to the satisfaction of contract requirements. 4 weeks

6.11 Commissioning: The DMJM/Mesch team will provide continuing assistance through actual occupancy, developing a Commissioning Plan and Move-In Plan, and assisting the County in their implementation. This is a relatively time-consuming but essential activity to ensure that the facility meets the design and operational objectives. 4 weeks

# INDEX

# EXECUTIVE SUMMARY

This Space Program was developed as Step 1 in a multi-step process for development of a new Secure Youth Detention Facility for Erie County, NY. It will be located at the existing property at 768 East Ferry St. (between Grider and Filmore) in the City of Buffalo.

To accomplish the project the County has made the following key decisions:

- To be a new facility for secure only
- To have 64 cells
- Population to remain both Male and Female
- Existing non secure population to be moved off site
- Existing secure population to remain on site during construction
- Buffalo Board of Education School #480 – East Ferry Street Detention Center School to remain on site

In order to develop this Program meetings were held with:

- Committee Chaired by Deputy County Executive Carl J. Calabrese
- Staff at Youth Detention Center
- Erie County Department Of Public Works
- Director of Education (Principal) at School #480
- Richard Nelson, Deputy Commissioner of Youth Services
- Mel Alston, Buffalo Board of Education
- Thomas P. Mitchell, NYS Office of Children and Family Services

Telephone conversations were held with:

- NYS State Education Department – Albany and Batavia

In addition to the above we incorporated standards as set forth as follows:

A. Part 180 Juvenile Detention Facilities Regulations, which govern the operation of all juvenile detention facilities in the state. References to secure detention facilities are contained throughout the regulations, but most specifically in the following sections:
   - 180.9 Program requirements for secure and non-secure institutional detention facilities.
   - 180.14 Fire safety and accident prevention.
   - 180.15 Secure and non-secure institutional facilities – new construction and alteration.

The County may also be interested in reviewing 180.20 State aid for construction of improvement of locally operated secure detention facilities. (See Appendix)

B. NY State Education Department (SED) Regulations, bulletins and manuals with special attention to the following:
- State Building Aid for Public School Districts and BOCES, which provides guidelines for building aid eligibility and minimum room sizes. (See Appendix)
- Manual of Planning Standards.
- Instructional Space review forms relating to room sizes for special education.

Another guide (See Appendix) that may be of interest to the County is the Instruction Guide for Public School Districts outside of New York City – lease approval and building aid for leased school buildings and facilities.

On the following pages you will find the details which resulted in Sq. Ft. requirements by Department:

| Department | Sq. Ft. |
|---|---|
| Administration | 3,245 |
| Central Service | 5,700 |
| Education | 22,635 |
| Health Care | 3,020 |
| Housing | 18,440 |
| Intake | 2,225 |
| Security | 350 |
| Site | N/A |
| Visitors | 1,140 |
| Net Sq. Ft. | 56,755 |
| Factor | 11,000 |
| Building Gross Sq. Ft. | 67,755 |

One of the critical items Erie County must address is funding of the project. As a reminder of potential sources outside the County we offer:

A. INS - They are interested in 8 cells and have expressed willingness to provide construction dollars.

B. NYS-SED - The State has two types of funding that should be investigated:
1. Construction reimbursement to Buffalo Board of Education
2. Funds available for leasing facilities

C. NYS-OCFS - There are also two sources that should be investigated:
1. Ability to provide aid for construction of new facilities.
2. Funding available for special and demonstration projects.

On the following pages you will find details relating to the development of this program.

## ADMINISTRATION

| Function | Square Ft. Area |
|---|---|
| Office | |
| Deputy Commissioner | 150 |
| Director | 125 |
| Staff Offices (8 @ 100) | 800 |
| Conference Room | 300 |
| Reception | 400 |
| Break Area | 100 |
| Record Storage | 800 |
| Staff Meeting Area | Use Gym |
| Rest Rooms (2 @ 60) | 120 |
| Supply Storage | 50 |
| Network | 100 |
| | 2,945 |
| Circulation | 300 |
| Sub Total | 3,245 SF |

All staff and visitors should pass through security prior to reaching administration. We recommend that visitor's entrance be primary entrance to facility. Locate administration adjacent to visitor's waiting room.

# CENTRAL SERVICES

Laundry

| | |
|---|---|
| Process Room | 200 |
| Clean Storage | 100 |
| Dirty Storage | 50 |
| | 350 |
| Circulation | 50 |
| Sub Total | 400 SF |

This will be a new central service. Bulk items (sheets, etc.) to still be done at ECMC.

Maintenance

| | |
|---|---|
| Office (2 people) | 150 |
| Supply Storage | 200 |
| Shop | 500 |
| Staging | 450 |
| Yard Equipment | 500 |
| | 1,800 |
| Circulation | 200 |
| Sub Total | 2,000 SF |

Locate near warehouse to facilitate shipping and receiving. To be totally within security.

Staff Support

| | |
|---|---|
| Female Lockers/Showers | 500 |
| Male Lockers/Showers | 500 |
| | 1000 |
| Circulation | 100 |
| Sub Total | 1,100 SF |

This is a critical new concept for facility. From lockers staff to pass through security and then pick up key's.

Warehouse

| | |
|---|---|
| Storage Area | 300 |
| Loading Dock | 100 |
| | 400 |
| Circulation | 50 |
| Sub Total | 450 SF |

Care must be given to location of this activity. Be sure to secure access to loading dock to avoid potential elopement of residents and/or individuals sneaking in.

Central Services Sub Total 5,700 SF

# EDUCATION

Classrooms

| | |
|---|---|
| Language Arts (2) | 1,540 |
| Storage Rooms | 40 |
| Life Skills | 770 |
| Storage Rooms | 20 |
| Math (2) | 540 |
| Storage Rooms | 40 |
| Social Studies (2) | 1,540 |
| Storage Rooms | 40 |
| Science (2) | 2,400 |
| Storage Room | 280 |
| Resource Room | 770 |
| Storage Room | 200 |
| Inclusion Room | 770 |
| Storage Room | 200 |
| Art | 1,000 |
| Kiln Area | 200 |
| Storage Area | 200 |
| Teachers | |
| Break Room | 200 |
| Toilets (2 @ 60) | 120 |
| Students | |
| Toilets (2 @ 60) | 120 |
| | 10,990 |
| Circulation | 2,500 |
| Sub Total | 13,490 SF |

Classroom sizes based upon SED standards. It should be noted that OCFS regulations require 40 Sq. Ft. per student.

Buffalo Board of Education Agreement with Teachers calls for 5 contact hour plus 1 break hour (can not be 1st or last hour). This was used to establish number of classrooms.

## EDUCATION (CONT.)

Support

| | |
|---|---|
| Library (15 @ 25) | 375 |
| Guidance Suite | |
| Offices (3 @ 100) | 300 |
| Testing/Resource | 200 |
| Storage | 50 |
| Food Service | |
| Cafeteria (40 @ 15) | 600 |
| Kitchen | 400 |
| Food Storage | 300 |
| | 2,225 |
| Circulation | 400 |
| Subtotal | 2,625 SF |

Food Service is contracted out. If this is to continue then the provider needs to be involved in detailed planning.

Office

| | |
|---|---|
| General Office | 500 |
| Principal | 200 |
| Testing Room | 120 |
| Testing Room | 120 |
| Multi-Media/Orientation | 770 |
| Office | 120 |
| Office | 120 |
| Supply | 120 |
| | 2,070 |
| Circulation | 230 |
| Sub Total | 2,300 SF |

The office function needs to be part of cluster near intake. The Multimedia/Orientation room to be shared (waiting?) with Medical and Mental Health.

## EDUCATION (CONT.)

| | |
|---|---|
| Recreation | |
| Gymnasium | 3,200 |
| Office | 120 |
| Storage | 400 |
| | 3,720 |
| Circulation | 500 |
| Sub Total | 4,220 SF |
| Outdoor Fields | |
| 2 Basketball Courts | |

During detailed planning need to review potential for weight room and other ancillary areas.

| | |
|---|---|
| Education Sub Total | 22,635 SF |

# HEALTH CARE

Medical

| | |
|---|---|
| Exam Room (2 @ 120) | 240 |
| Changing Room (2 @ 25) | 50 |
| Toilet Room | 60 |
| Office (2 @ 120) | 240 |
| Isolation Cell (2 @ 150) | 300 |
| Waiting Area | 150 |
| Charting | 100 |
| Psychiatrist | 100 |
| Psychologist | 100 |
| Break Room | 100 |
| Supply Storage/Medication | 20 |
| Record Storage | 120 |
| | 1,580 |
| Circulation | 400 |
| Sub Total | 1,980 SF |

See note for Education Administration and need for joint use of space.

WNY-CPC-Mobile

| | |
|---|---|
| Consultation Room (2 @ 100) | 200 |
| Staff Office | 120 |
| Classroom (Share in Education) | |
| Waiting Area (Share with Medical) | |
| Storage | 120 |
| Clinic | 400 |
| | 840 |

| | |
|---|---|
| Circulation | 200 |
| Sub Total | 1,040 SF |

Need to update this program based upon experience now that they are on site.

| | |
|---|---|
| Health Care Sub Total | 3,020 SF |

## HOUSING

**Unit 1**

| | |
|---|---|
| Bedrooms (16 @ 80) | 1,280 |
| Showers | 240 |
| Unit Supervisor | 120 |
| Staff Room | 300 |
| Office/Conf. (2@100) | 200 |
| Storage | 100 |
| Day Room | 240 |
| Rec. Room | 400 |
| Homework Stations | 200 |
| | 3,610 |
| Mech. & Circulation | 1,000 |
| Unit Sub Total | 4,610 SF |

**Unit 2 through 4**

| | |
|---|---|
| Similar to 1 (3 @ 4,610) | 13,850 SF |

| | |
|---|---|
| Housing Sub Total | 18,440 SF |

Note that food service is at cafeteria in education and residents will eat in two shifts. Need to design to accommodate male and female residents. 1 room in group of 16 to be an isolation cell.

## INTAKE

General Area

| | |
|---|---|
| Office | 100 |
| Waiting | 150 |
| Time Out (3 @ 70) | 210 |
| CSU (Security) | 200 |
| Toilet/Shower/Search | 190 |
| Secure Storage | 400 |
| Sallyport | 375 |
| | 1,825 |
| Circulation | 400 |

Intake Sub Total 2,225 SF

Locate with security and visiting. One person can observe both intake and visiting during non-visiting hours.

## SECURITY

Locate with Intake

| | |
|---|---|
| Monitoring Room | 150 |
| Office | 100 |
| Secure Storage | 50 |
| | 300 |
| Circulation | 50 |
| Sub Total | 50 SF |

## SITE

| | |
|---|---|
| Parking | 70 Spaces |
| Loading Dock | |
| Recreation (See above) | 1.5 – 2 Acres |
| Access for City | |
| Security | |
| General Area | |

Secure at street for all vehicles. Provide special access by City to water tower.

## VISITORS

Primary Entrance to Facility

| | |
|---|---|
| Waiting | 150 |
| Visiting | 320 |
| Resident Search | 100 |
| Visitor Search | 100 |
| Toilets (2 @ 60) | 120 |
| Consultation Room | 100 |
| Visitors Lockers | 50 |
| Reception (Share w/Intake) | ___ |
| | 940 |
| Circulation | 200 |
| Sub Total | 1,140 SF |

This will be the primary entrance for all pedestrians to the facility. Anyone leaving the waiting room must go through a security check.